

# Glendale Connections

Fall 2025



## Ask Mayor Mike

“Ask Mayor Mike” is a regular segment in our weekly digital newsletter, quarterly print newsletter, and on social media that features community questions answered by Mayor Mike Wilcox.

**Q.** *Why are water main breaks so frequent in Glendale? Are they common in St Louis in general or does Glendale have conditions that make it much more likely? Is there any preventative maintenance or work the city should do to prevent them continuing so frequently?*

**A.** In recent months, residents in Glendale have experienced a troubling increase in water main breaks, particularly along North Sappington Road and North Berry Road. These disruptions aren't isolated incidents—they're the result of environmental stress, aging infrastructure, and the compounding effects of repeated repairs. Missouri American Water, which owns and maintains the city's water mains, has outlined three primary reasons

behind the surge in break frequency. First is drought—as the ground dries out, it shrinks and shifts, putting pressure on pipes. Second is age. Some of Glendale's water mains, particularly a 6-inch pipe along N. Sappington Road, are approaching 100 years old. Over time, these pipes become brittle and more vulnerable to cracking. Finally, repeated breaks themselves contribute to the problem. Each time a pipe is repaired, water service must be shut off, which causes the pipe to flex. That flexing can cause nearby weak sections to fail.

Recognizing the urgency, the City of Glendale is working closely with Missouri American Water to address the problem through strategic replacement and reconfiguration projects. Work to reconfigure and retire an old water main line on N. Sappington Road is already underway. Later, in 2026, Missouri American Water will commence a project to replace much of the aging water main on Berry Road. Visit [www.glendalemo.org](http://www.glendalemo.org) for more information.



HAVE A QUESTION?  
SCAN THE QR CODE TO  
SEND IT TO THE MAYOR!



OR SEND AN EMAIL TO:  
[HEYMAYOR@GLENDALEMO.ORG](mailto:HEYMAYOR@GLENDALEMO.ORG)

## FINAL DEVELOPMENT PLAN APPROVED FOR 415 N. SAPPINGTON RD.

The Board of Aldermen voted unanimously to approve the final development plan for the proposed coffee shop and ice cream parlor at 415 N. Sappington Rd. during their regular meeting on October 20.

The approval means the property owners, Jamie and Lisa Houston, can move forward with developing construction plans and applying for demolition and building permits. Construction on the project must begin within 24 months of the approval. The project plans can be viewed at this link: [www.glendalemo.org/415-N-Sappington](http://www.glendalemo.org/415-N-Sappington).

The City's Plan Commission had recommended approval to the Board of Aldermen at their meeting on Aug. 13, pending several conditions. Among these were the completion of a traffic study, a complete lighting study of the property, and approval of the stormwater drainage plan by MSD. The plans also call for nine parking spaces on the lot, which meets the minimum required by the City's zoning code.

During construction, all contractors will be required to park on the property. No construction or contractor parking is permitted on City streets or on the adjacent City Hall public parking lot. The contractor is also required to coordinate in advance any construction activities that will impact traffic with the city's public safety personnel.

## Upcoming Events

**TREE LIGHTING**  
Friday, December 5  
6:30 p.m.  
AT CITY HALL

**FIREHOUSE RUN**  
Saturday, March 28  
8 - 11 a.m.  
AT CITY HALL

### WHOLE KIDS OUTREACH TOY DRIVE

Donate new, unwrapped toys at City Hall from **November 10<sup>th</sup> to November 28<sup>th</sup>**.



### MAYORS FOR MEALS

Donate nonperishable food and hygiene items at City Hall from **December 10<sup>th</sup> to December 23<sup>rd</sup>**.



# PROGRESS & Updates

## STREETS & SIDEWALKS

Glendale voters approved Proposition S (Prop S) in April 2025. This \$18.18 million initiative will fund a five-year infrastructure improvement plan from 2026 through 2030, guided by the City's Stormwater Master Plan and Streets and Sidewalks Master Plan.

The plan focuses on enhancing public safety, accessibility, and resiliency, with projects that include street reconstruction, sidewalk improvements, ADA-compliant upgrades, and stormwater system enhancements.

### 2026 PROJECTS

#### STREET RECONSTRUCTION:

- Greenview Drive
- 700 block of Glenvista Place
- Hill Drive
- Armstrong Drive
- Northarm Drive
- Southarm Drive
- Halcyon Drive

#### STORMWATER IMPROVEMENTS:

- New stormwater collection system along Alexandra Avenue

#### MINOR REPAIRS:

- Devon Road and Algonquin Estates will receive cracksealing, seal-coating, and minor repairs

### PROJECT TIMELINE

Immediately following Prop S approval, the city selected Horner Shifrin as the design and construction inspection engineering consultant. Horner Shifrin is delivering final construction designs to allow for bid solicitation in February 2026. The city plans to award construction contracts in spring 2026, with work taking place throughout the construction season.

Looking ahead, the city will select a design engineer in March 2026 to plan the 2027 street improvements.

### FOR MORE INFORMATION

Visit [www.glendalemo.org/Prop-S](http://www.glendalemo.org/Prop-S)

### ELECTION FILING NOTICE:

The City of Glendale, Missouri, will hold a Municipal Election on Tuesday, April 7, 2026 for for the Office of Alderman in Wards 1, 2 and 3, each for a two-year term. Candidate filing begins for the April 7, 2026 Municipal Election in Glendale at **8:00 a.m. on Tuesday, December 9, 2025, and thereafter during normal business hours (8:00 a.m.-5:00 p.m.). Candidate filing will close at 5:00 p.m. on Tuesday, December 30, 2025.**

Candidates wishing to file for election must file the proper forms with the City Administrator or Community Engagement Officer. Candidate filing forms may be picked up at City Hall located at 424 N. Sappington Road, Monday through Friday, during normal business hours or downloaded from the City's website, [www.glendalemo.org](http://www.glendalemo.org). If you have any questions about filing or require any assistance, please contact Frank Johnson, City Administrator, or Gabby Wesche, Community Engagement Officer at (314) 965-3600.

### GLENDALE'S NEWEST EMPLOYEE: CODE ENFORCEMENT OFFICER, MARC WHITE



Marc White is a resident of the City of Wentzville, Missouri. He is a graduate of Bowling Green High School in Bowling Green, Kentucky. He is also a graduate of the St. Louis Community College, the University of Missouri – St. Louis and Lindenwood University.

Marc graduated from the St. Charles County Law Enforcement Training Center & the Missouri Police Chiefs Association's Command College. He has over 24 years of law enforcement experience, retiring in 2023. In the past he has worked for the Wentzville and the Moline Acres police departments.

### CALL FOR VOLUNTEERS:

GET INVOLVED – JOIN A GLENDALE BOARD OR COMMISSION!

Glendale is accepting applications to fill vacancies on the Board of Adjustment and the Tree Board. You're also welcome to apply for other boards and commissions – we'll keep your application on file and contact you when a vacancy becomes available.

For more information or to apply online visit:

[www.glendalemo.org/call-for-volunteers](http://www.glendalemo.org/call-for-volunteers)

### Thanksgiving Kitchen Safety

Did you know that Thanksgiving has **three times** the daily average of house fires? And **80%** are due to cooking!

Stay safe this Turkey Day with these tips:

- Stay in the kitchen while cooking to keep an eye on the food.
- Stay in the home when cooking the turkey and check on it frequently.
- Don't overload outlets with electrical cords.
- Make sure smoke alarms are working.